WARRANTY DEED

BOOK 6731 PAGE 452

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell's Formal Wear, Inc. (NAME)	SAME (NAME)	Map 72
4030 Suite C (STREET ADDRESS OR ROUTE NUMBER)	Pleasantdale Road (STREET ADDRESS)	Parcel 6
Atlanta, GA 30340 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ B & D Enterprises, A Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mitchell's Formal Wear, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the First Civil District of Nashville, Davidson County, Tennessee, identified on the Tax Map as Map 72, Parcel 6, and being described according to a Class "A" Survey by R. L. Spears & Company, Registered Land Surveyor No. 126, dated September 4, 1985, as follows:

Beginning at an iron pin in the westerly margin of Ambrose Avenue at the Northeast corner of the property conveyed to Sidney E. Knight and wife, of record in Book 4985, page 780, and Book 5009, page 855, Register's Office for said County; thence, with Knight's North line South 89 degrees 28' 29" West 321.22 feet to an iron pin in the easterly margin of Ellington Parkway and a controlled access fence, said point being North 15 degrees 21' 43" East 5.79 feet from a Tennessee Department of Transportation concrete monument; thence, with the said margin of Ellington Parkway and said fence, North 15 degrees 21' 43" East 167.23 feet to another concrete monument; thence, continuing with same North 6 degrees 46' 49" East 385.96 feet to an iron pin; thence, leaving said margin of Ellington Parkway and said fence, South 83 degrees 13' 11" East 2.81 feet to an iron rod in the West margin of Ambrose Avenue; thence, with said margin of Ambrose Avenue, the following calls and distances: South 52 degrees 35' 14" East 76.93 feet to an iron rod; thence, South 52 degrees 29' 01" East 32.12 feet to an iron rod at the beginning of a curve to the right having a delta of 55 degrees 33' 01", a radius of 384.92 feet, a tangent of 202.73 feet, southeastwardly around said curve, 373.19 feet to an iron rod; thence, South 3 degrees 04' 00" W 149.25 feet to the point of beginning, containing 2.81 acres or 122,284 square feet.

Being the same property conveyed to B & D Enterprises, A Partnership, by deed from Randall Phillips and Earl Hall, of record in Book 6660, page 700, said Register's Office.

unimproved (X)

This is improved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 6th day of December, 1985

B & D Enterprises, A Partnership

BY: Robert G. Beaty

Robert G. Beaty, Partner

BY: Joseph G. Doyle

Joseph G. Doyle, Partner

Form 3

STATE OF _____)

COUNTY OF _____)

BOOK 6731 PAGE 453

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF GEORGIA)

COUNTY OF Gwinnett)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert G. Beaty and Joseph G. Doyle, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Partners and _____ respectively of the B & G Enterprises the within named bargainor, a corporation, and that (he, they) as such _____ and Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Robert G. Beaty as such Partner, and attesting the same by the said Joseph G. Doyle as such Partner.

WITNESS my hand and official seal at office at Atlanta, Georgia on this 4th day of Dec. 85

My Commission Expires: Notary Public, Georgia, State at Large My Commission Expires Apr. 29, 1989

Sharon R Orkis
Notary Public

WARRANTY DEED

FROM

B & D Enterprises, A Partnership

TO

Mitchell's Formal Wear, Inc.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

DEC 10 11 07 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

59741

RUSH

STATE OF GEORGIA)

COUNTY OF Gwinnett)

The actual consideration or value, whichever is greater, for this conveyance is $ 86,883.54

Joseph G. Doyle, partner

Subscribed and sworn to before me this 9th day of Dec, 19 85

My Commission Expires: Notary Public, Georgia, State at Large My Commission Expires Apr. 29, 1989

Sharon R Orkis
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6731 PAGE 454

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6663.54- CONT.	
			225.00 CSTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK 239.40-	
			476041 2/10/85 3AL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 7 4 1

IDENTIFI REFERENCE

Dec 10 11 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 199779